

Chapter 29.05. Off-Street Parking Requirements.

29.05.010. Off-Street Parking Required.

At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles in accordance with the following requirements unless otherwise modified by the Planning Commission as authorized herein.¹

29.05.020. Size.

The dimensions of each off-street parking space shall be at least nine (9) feet by nineteen (19) feet for diagonal or ninety-degree (90°) spaces; or nine (9) by twenty-two (22) feet for parallel spaces, exclusive of access drives or aisles, provided that in parking lots of not less than twenty (20) parking spaces the building inspector may approve a design allowing not more than twenty (20) per cent of such spaces to be not less than seven and one-half (7-1/2) feet by fifteen (15) feet to be marked and used for compact automobiles only.

29.05.030. Access to Individual Parking Space.

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

29.05.040. Number of Parking Spaces.

The number of off-street parking spaces required shall be as follows:

- A. Business or Professional Offices. One parking space for each 200 square feet of floor area.
- B. Churches with fixed seating. One parking space for each 3.5 fixed seats, or one parking space for each seven (7) feet of linear pew, whichever is greater.
- C. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls, meeting rooms. One parking space for each 3 seats of maximum seating capacity.
 - 1. Crisis Nursery. Adequate parking as determined by the Planning Commission
- D. Dwellings. Two parking spaces for each dwelling unit.
- E. Furniture and Appliance Stores. One parking space for each 600 square feet of floor area.
- F. Hospitals. Two parking spaces for each bed.
- G. Hotels, Motels, Motor Hotels. One space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.
- H. Nursing Homes. Four parking spaces, plus one space for each five beds.
- I. Restaurants, Taverns, Private Clubs, and all other similar dining and/or drinking establishments. One parking space for each 3.5 seats or one parking space for each 100 square feet of floor area (excluding kitchen, storage, etc.), whichever is greater.
- J. Retail Stores, Shops, except as provided in #5 above. One parking space for each 250¹ square feet of retail floor space or one space per employee at the highest shift, whichever is greater.
- K. Wholesale establishments, Warehouses, Manufacturing Establishments, and all industrial uses. As determined by conditional use permit or by planned unit development requirements, if applicable, or by the Planning Commission, but in no case fewer than one space for each employee projected for the highest employment shift.
- L. Shopping Centers or other groups of uses not listed above. As determined by conditional use permit or planned unit development procedure, if applicable, or by the Planning Commission, but in no case less than one parking space for each 250¹ square feet of total floor space.
- M. All other uses not listed above. As determined by the zoning administrator; based on the nearest compatible use standards.
- N. Reduction of Parking. The Planning Commission may authorize a reduction or adjustment in the required number of parking spaces listed in this chapter, if it finds in the particular case the peculiar nature of buildings, premises, or uses or the exceptional situation or unusual conditions relating to the operational characteristics of use, exist in a manner or such a degree that such adjustment is equitable and warranted. In making its determination and at its discretion, the Planning Commission may consider the availability of on-street parking, availability of off-site parking, shared or other alternative parking arrangements, or any other information it deems valid and applicable.²

¹ Ordinance No. 01-12, dated 2/15/01

² Ordinance No. 01-12, dated 2/15/01

29.05.050. Access Requirements.³

Adequate ingress and egress to and from all uses shall be provided as follows:

A. Residential lots.

~~1. For each residential lot, not more than two approaches⁴, each of which shall be a minimum of ten (10) feet wide and a maximum of thirty-six (36) feet wide at the street lot line, except corner lots shall be allowed not more than three approaches.³~~

~~2. Approaches shall not be allowed on corner lots within the obstruction to view triangle occurring at the intersection of the two street lot lines.³~~

1. Residential approach widths shall be a minimum of ten (10) feet wide and a maximum of fifty (50) feet wide when measured at the narrowest part (throat) of the approach. The combined width of all approaches serving a lot shall not exceed forty (40) percent of the lot frontage on an interior lot or sixty (60) percent frontage of a corner lot. Exception: On interior lots with frontage less than fifty (50) feet, the combined width of all approaches may be increased to fifty (50) percent.

2. For each residential lot, not more than two (2) approaches shall be allowed, except corner lots, which shall be allowed three (3) approaches.

3. Approaches shall not be allowed on corner lots within the no-view obstructing or sight-obscuring triangle occurring at the intersection of the two (2) street lot lines as defined within the ordinance.

4. When applicants request the use of a shared driveway the adjacent property owner's requesting the shared approach shall:

a. record a cross easement for the approach, signed by both adjacent property owner's and the City, allowing both adjacent property owner's equal and unrestricted access to the approach;

b. demonstrate how the adjacent driveways shall be adequately separated to allow individual maintenance and repair.

c. provide a contribution of frontage allotment, as defined above, for that part of the approach, which abuts their individual lot.

B. Other than Residential lots.

1. Not more than two (2) approaches shall be allowed for each one hundred (100) feet or fraction thereof of available public right-of-way.³

2. No two (2) of said approaches shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet.

3. Each approach shall be a minimum of ten (10) feet wide and a maximum of fifty (50) feet wide as measured at the street lot line.

4. Approaches shall not be allowed on corner lots within one hundred (100) feet of the intersection of the two (2) street lot lines.³

5. Essential Service facilities shall not be subject to the requirements of Section 29.05.050(B) 1-4. The Planning Commission shall determine the appropriate arrangement of approaches for essential service facilities during the design review or conditional use review process.⁵

29.05.060. Location of Gasoline Pumps.

Gasoline pumps shall be set back not less than eighteen (18) feet from any street line to which the pump island is vertical, and twelve (12) feet from any street line to which the pump island is parallel, and not less than ten (10) feet from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line.

29.05.070. Maintenance of Parking Lots.

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

A. Surfacing. Each off-street parking lot shall be surfaced with an asphaltic or Portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

B. Screening. The sides and rear of any off-street parking lot which face or adjoin a residential

³ Entire section amended with Ordinance No. 04-12, dated 4/29/04.

⁴ Ordinance No. 99-08, dated 6/3/99

⁵ Ordinance No. 00-12, dated 4/16/00

district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) or more than six (6) feet in height.

C. Landscaping. Each parking lot shall be adequately landscaped and permanently maintained.

D. Lighting. Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any R or A district, and from street traffic.

29.05.080. Required Parking Subject to Setback Requirements.

Off-street parking provided in fulfillment of the requirements of this chapter shall not be located within the minimum front yard setback as determined by the zoning district in which the use is located.⁶

⁶ Ordinance No. 00-24, dated 7/6/00